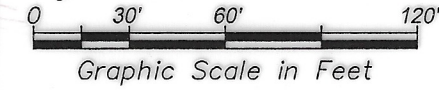
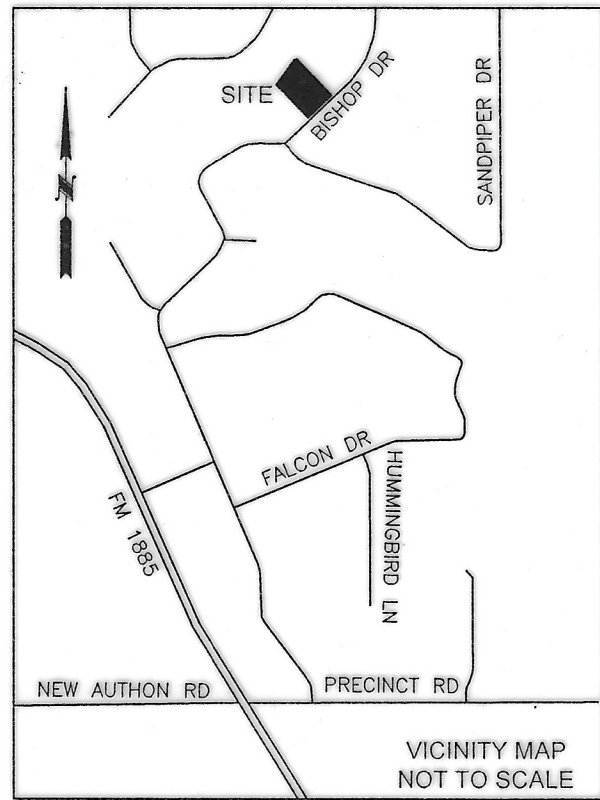


Bearings are based on NAD 83, Grid, North Central Zone, Texas State Plane Coordinate System.

Original Scale : 1" = 60'



IRF = IRON ROD FOUND
P.R.P.C.T. = PLAT RECORDS, PARKER COUNTY, TEXAS



Notes:

1. Portions of this tract are within FEMA Zone A and Zone X according to the Flood Insurance Rate Map Number 48367C0125F with an effective date of April 5, 2019.
2. Selling a portion of this addition by metes and bounds is a violation of county regulations and state law and is subject to fines or other penalties.
3. This plat represents property which has been platted without a groundwater certification as prescribed in the Texas Local Government Code, Section 232.0032. Buyer is advised to question the seller as to the groundwater availability.
4. Water will be supplied by private water wells.
5. Sewer Service will be on-site sewer facilities subject to approval by officials of Parker County.
6. No portion of this tract lies within the extra territorial jurisdiction of any city or town.

THE STATE OF TEXAS }
COUNTY OF PARKER }

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground May 18th, 2023.

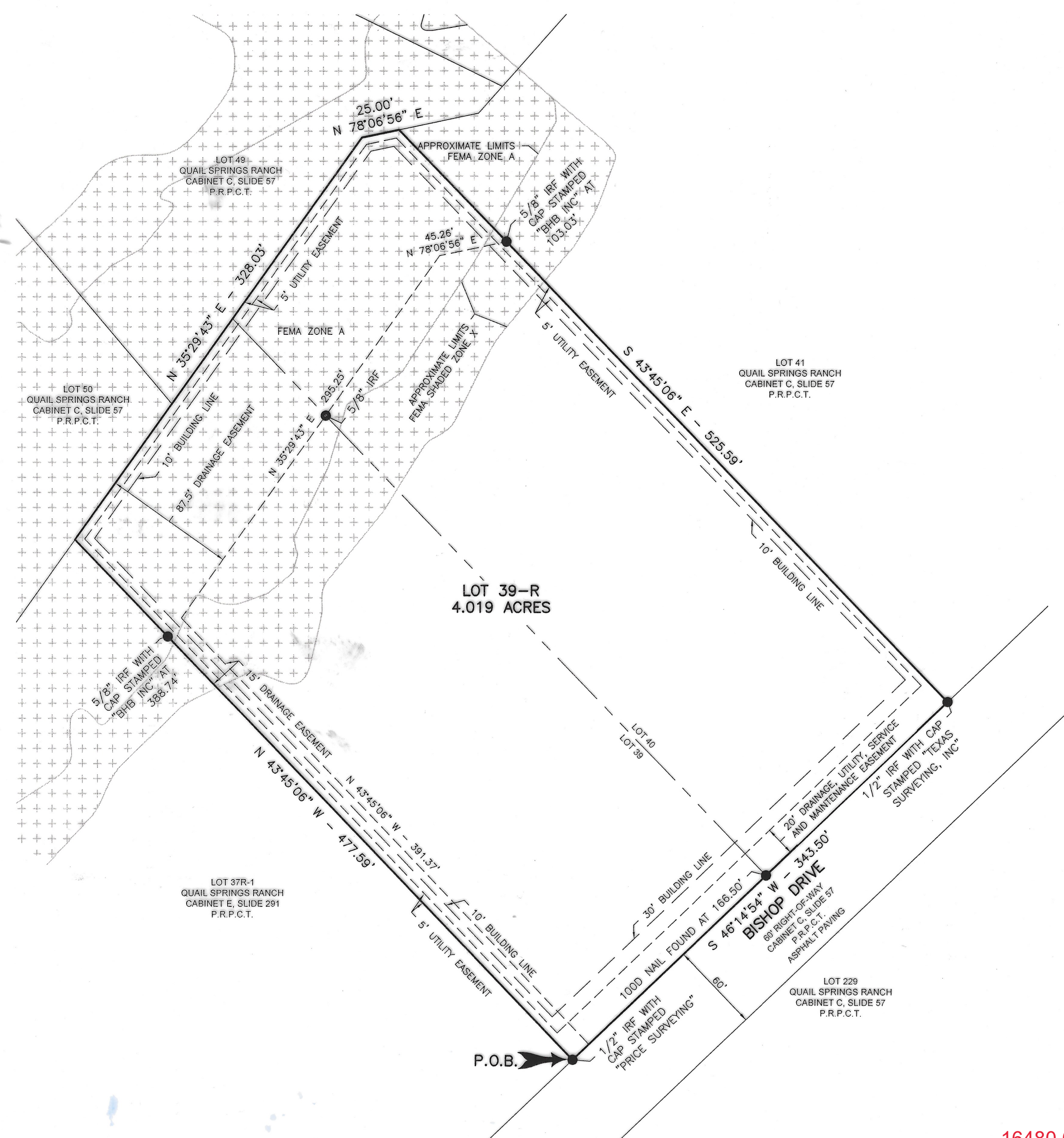
Aaron Wiese
Aaron Wiese
Texas Registered Professional Surveyor No. 6369



LIEN HOLDER STATEMENT

_____, as lien holder of this property, does hereby consent to the replating of this property as indicated hereon and for the purposes and considerations stated.

(Signature) _____
(Printed) _____
(Title) _____



State of Texas 202321417 PLAT Total Pages: 1
County of Parker

Whereas Calvin Kniffin and Ingrid Kniffin, being the sole owners of a 4.019 acre tract of land being all of Lot 39 and Lot 40, Quail Springs Ranch according to the plat thereof recorded in Cabinet C, Slide 57 of the Plat Records of Parker County, Texas and being all of those tracts conveyed to Calvin Kniffin and Ingrid Kniffin by deed recorded in Document Number 201715233, Official Public Records, Parker County, Texas and being more particularly described, by metes and bounds, as follows:

BEGINNING at a 1/2-inch iron rod with cap stamped "PRICE SURVEYING" found in the northwest line of Bishop Drive for southwest corner of said Lot 39;

THENCE with the southwest line of said Lot 39, North 43 degrees 45 minutes 06 seconds West, at a distance of 388.74 feet pass a 5/8-inch iron rod with cap stamp "BHP INC" found, continue a total distance of 477.59 feet to a point for northwest corner of said Lot 39;

THENCE with the northwest line of said Lot 39, North 35 degrees 29 minutes 43 seconds East, pass the northeast corner of said Lot 39 and northwest corner of said Lot 40, continue a total distance of 328.03 feet to a point for corner;

THENCE with the north line of said Lot 40, North 78 degrees 06 minutes 56 seconds East a distance of 25.00 feet to a point for northeast corner of said Lot 40;

THENCE with the northeast line of said Lot 40, South 43 degrees 45 minutes 06 seconds East, at a distance of 103.03 feet pass a 5/8-inch iron rod with cap stamped "BHB INC" found, continue a total distance of 525.59 feet to a 1/2-inch iron rod with cap stamped "TEXAS SURVEYING, INC" found in the northwest line of Bishop Drive for southeast corner of said Lot 40;

THENCE with the northwest line of Bishop Drive and southeast line of said Lot 40, South 46 degrees 14 minutes 54 seconds West, at a distance of 166.50 feet pass a 100D nail found for southwest corner of said Lot 40 and southeast corner of said Lot 39, continue with the southeast line of said Lot 39 a total distance of 343.50 feet to the point of BEGINNING, containing 4.019 acres of land.

THE STATE OF TEXAS }
COUNTY OF PARKER }
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Calvin Kniffin and Ingrid Kniffin do hereby adopt this plat designating the hereinabove described real property as LOT 39-R, QUAIL SPRINGS RANCH, an addition in Parker County, Texas and do hereby dedicate to the public's use forever the streets and easements shown hereon.

Executed this 25 day of July, 2023.
Calvin Kniffin
Ingrid Kniffin

THE STATE OF TEXAS }
COUNTY OF PARKER }
Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Calvin Kniffin, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.
Given under my hand and seal of office on this 25 day of July, 2023.

Notary Public
THE STATE OF TEXAS }
COUNTY OF PARKER }

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Ingrid Kniffin, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.
Given under my hand and seal of office on this 25 day of July, 2023.

16480.001.039.00
16480.001.040.00

16480
PE
E-9

THE STATE OF TEXAS }
COUNTY OF PARKER }
APPROVED by the Commissioners Court of Parker County, Texas, this 14th day of August, 2023.
Pat Deen, County Judge

George A Conley, Commissioner Precinct #1
George Conley, Commissioner Precinct #1
Jacob Holt, Commissioner Precinct #2
Larry Walden, Commissioner Precinct #3
Mary Hale, Commissioner Precinct #4

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202321417
08/15/2023 08:35 AM
Fee: 76.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

REPLAT
LOT 39-R
QUAIL SPRINGS RANCH
AN ADDITION IN PARKER COUNTY, TEXAS
BEING A REPLAT OF ALL OF LOT 39 AND
LOT 40 OF QUAIL SPRINGS RANCH
ACCORDING TO THE PLAT THEREOF
RECORDED IN CABINET C, SLIDE 57 OF THE
PLAT RECORDS OF PARKER COUNTY, TEXAS

SCALE 1"=60'	PROJ. NO. 2023-134	WIESE LAND SURVEYING, LLC 4890 OLD MILLSAP ROAD MILLSAP, TX 76066 (817) 597-9487 FIRM REGISTRATION NUMBER:10194709	SHEET NO. 1 OF 1	Owner/Developer Calvin Kniffin and Ingrid Kniffin 287 Bishop Drive Weatherford, Texas 76088
--------------	--------------------	--	---------------------	--

Plat Cabinet **F** Slide **540**